

Draft of 1/7/16

Chadds Ford Township  
Delaware County, PA

Planning Commission Meeting  
Tuesday, November 10, 2015  
7:00PM

Call to Order

A Planning Commission Meeting was called to order at 7:00PM on Tuesday, November 10, 2015. Chairman Craig Huffman, Commissioner Tom Kerwin and Commissioner Valerie Hoxter were present. Commissioner Bill Mock and Commissioner Tom Singer were absent. Ms. Amanda Serock, Manager, Mr. Michael Schneider, Engineer and Mr. Matt DiFilippo, Township Secretary were also present. Mr. Michael Maddren, Esq. was absent. (3) people from the public were present.

Approval of Minutes

Commissioner Kerwin's motion to approve the Planning Commission minutes of October 14, 2015 was seconded by Commissioner Hoxter and passed.

Public Comment

There was no public comment at this time.

New Business SALDO Application, 2015 Hillman Drive Extension (Loop Road)

Chairman Huffman announced that the Planning Commission would consider taking action on the SALDO application submitted by the Henderson Group at tonight's meeting.

Mr. Ross Weiss, attorney representing the applicant stated that they planned on submitting a revised plan but couldn't until after the meeting with PennDot on December 19<sup>th</sup>. Mr. Weiss asked that no action be taken on the application.

Chairman Huffman commented that he offered the applicant the opportunity to withdraw the application at the last meeting and re-submit, because of the extensive 8-page engineering review letter from the Township Engineer in response to the submitted application. He added that at this point in time it would seem that they'll be looking at many different revisions of a plan for months to come. He continued that the plan seemed inadequate and possibly a place holder for a real plan in reaction to the Township's pending steep slopes ordinance. He commented that the Township has a process to follow.

Mr. Weiss responded that if the application is recommended for denial by the Planning Commission, then the applicant will still appear in front of the Board of Supervisors.

Chairman Huffman's motion to recommend disapproval of Henderson's SALDO Application, 2015 Hillman Drive Extension (Loop Road) based on the comments made in the October 9<sup>th</sup> Pennoni review letter citing deficiencies was seconded by Commissioner Kerwin.

Mr. Weiss inquired if an extension could be offered tonight because there were several issues that required a meeting with PennDot. Engineer Schneider confirmed that meetings with PennDot would be required. Chairman Huffman responded that he was concerned with the time limitations and the process the Township has to follow, and inviting a series of revised plans before the Planning Commission and the Board of Supervisors. He added that he thought the plan submitted was rushed. Commissioner Kerwin commented that they're voting on the plan that's in front of them, and added this project is a big deal for the Township.

The motion for recommendation for denial was called to a vote and passed, 3 – 0.

#### Adjournment

Chairman Huffman's motion to adjourn the meeting at 7:25PM was seconded by Commissioner Kerwin and passed.

Respectfully submitted,

Matt DiFilippo, Assistant to the Manager/ Township Secretary